



**SCOTTSDALE AIRPORT ADVISORY COMMISSION  
PUBLIC MEETING  
Scottsdale Airport Terminal Lobby  
15000 N. Airport Drive, Scottsdale, AZ**

**December 14, 2011**

**MINUTES**

**PRESENT:** Gunnar Buzzard, Chairman  
Michael Goode, Vice-Chairman  
William Bergdoll  
Ken Casey  
William Schuckert  
Steve Ziomek

**STAFF:** Shannon Johnson, Management Analyst  
Gary P. Mascaro, Aviation Director  
Kate O'Malley, Planning & Outreach Coordinator  
Chris Read, Airport Operations Manager

**OTHERS:** Rick Kidder, Scottsdale Chamber of Commerce  
Laureen Leston, Airpark Eagle Foundation  
Joe Meli, Opus

**CALL TO ORDER**

Chairman Buzzard called the meeting to order at 6:00 p.m.

**ROLL CALL**

A formal roll call confirmed the presence of Commissioners as noted above.

**PLEDGE OF ALLEGIANCE**

Chairman Buzzard led the meeting in the pledge of allegiance.

**AVIATION DIRECTOR'S REPORT**

Aviation Director Mr. Gary Mascaro announced that City Council has listed nominations for the vacancy on the Commission. Councilmembers will vote on January 10, 2012. The new Commissioner should be in attendance at the January Airport Advisory Commission.

The FAA runway safety action team visited the Airport on December 7 and 8. The aim of the visit was to enhance safety, security and operations at the Airport. The pilot briefing session was fully booked. A list of potential recommendations that came out of stakeholder discussions is being evaluated and a draft report is expected within a month. Staff will provide a full presentation at a future meeting.

Mr. Mascaro noted that they are in the final revision stages of Chapter 5 of the Aviation Scottsdale Revised Code to incorporate the regulatory requirements for land use within the Airport Influence Area. This would include the requirement that the development be reviewed by the FAA for height and potential obstructions, requirements for aviation easements as needed, disclosure notices, and sound attenuation when applicable. Many of these requirements are currently included as stipulations. The change to the Code will make these requirements automatic. Upon completion of the draft the Aviation staff will coordinate with the Planning, Neighborhood, and Transportation Group, and appropriate public outreach will take place. Following that, the revisions will be presented to the Airport Advisory Commission for their recommendation, and then brought before City Council.

## **APPROVAL OF MINUTES**

### **1. Approval of Minutes**

Regular Meeting: November 9, 2011

Special Meeting: November 21, 2011

Vice Chairman Goode made a motion to approve the minutes of the November 9, 2011 regular meeting and the special meeting of November 21, 2011. Commissioner Ziomek seconded the motion, which carried by a unanimous vote of six (6) to zero (0).

## **PUBLIC COMMENT**

No members of the public wished to address the Commission.

## **CONSENT AGENDA**

### **ITEMS 1 - 2**

1. Discussion and Possible Action regarding Application for Airpark Aeronautical Business for Scott Air, LLC dba Island Air Express to conduct Aircraft Charter Services

2. Discussion and Possible Action regarding Application for Airpark Aeronautical Business for Aviation West Charters, Inc. to conduct Aircraft Charter and Aircraft Management Services

Vice Chairman Goode made a motion to accept the consent agenda. Seconded by Commissioner Ziomek, the motion carried by a unanimous vote of six (6) to zero (0).

## **REGULAR AGENDA                    ITEMS 3 -12**

3. Annual Update from the Scottsdale Area Chamber of Commerce

Mr. Rick Kidder, President and CEO of the Chamber, thanked the Commission for its stewardship of the Airport. The Airport is one of the community's greatest assets and as such deserves protection, expansion, and all improvements that could make it even better. He recognized that this is not always an easy task for the Commission. He noted that the Air Fair was a remarkable kick-off and the Chamber looks forward to it becoming a signature event for Scottsdale. Mr. Kidder thanked Mr. Mascaro for his work.

The Chamber has always supported the increased weight limit. Chamber groups lobbied hard for the increase, knowing that this opens doors for the Airport and the community. He described the Airport as one of the City's greatest economic development tools, yet it is remarkably untapped. The Chamber wants to find ways of reaching business decision makers flying into Scottsdale. In the past, Scottsdale's reputation for quality was a great asset. Today that alone is no longer enough; other cities are vying for the same companies. The Airport is a big part of the Scottsdale brand.

Mr. Kidder noted that the vacancy rate for office space in the Airpark has dropped from 36% to between 20% and 30%. As the space fills, the economic vibrancy of the Airpark will continue to grow. However, he cautioned that much of the property around the Airpark is outdated and ripe for redevelopment. This must be done with sensitivity to the Airport. Very few communities have an amenity like this airport.

Mr. Kidder noted that today China is the top purchaser of private jets in the world. With the increased weight limit, these aircraft can fly between Shanghai and Scottsdale. Tourism from China to Scottsdale is about to become significant.

He summarized that the Chamber is working hard to find new ways to support the community and the Airport. They are working with Landmark Aviation in talks with major tour operators.

Commissioner Bergdoll inquired about the Chamber's position with regard to the issue of residential development near the Airport. Mr. Kidder replied that the Chamber had supported the three apartment complexes because of the need for workforce housing. However, their letters to City Council specified that they could only support the projects if the FAA was satisfied.

Thanking Mr. Kidder for his update, Chairman Buzzard asked whether the Chamber has received many comments about the Airpark circulation road. Mr. Kidder said the Chamber has not taken a position with regard to the proposed rotary intersections, but has taken a detailed position on the ring road itself. The proposed loop does not solve every problem but solves many of them. One of the challenges is east-west transportation. Good circulation is crucial. The City's wayfinding efforts will make a dramatic improvement. The Chamber is greatly in favor of the loop road.

Vice Chairman Goode suggested that future residential development in the Airpark area would potentially threaten the Airport's viability. Mr. Kidder explained that the developers all stipulated that their units would be rental only, and this was a mitigating factor for the Chamber. The Chamber would take a hard look at owner-occupied properties such as condominiums within the noise contours.

Noting the supply of apartments around Frank Lloyd Wright Boulevard, Vice Chairman Goode asked what the occupancy rates are to make these new complexes so important. Mr. Kidder said rental is the strongest sector of the housing market. The Scottsdale occupancy rate is an incredibly strong 92%. Rental property is often more affordable for workforce housing. However he said eventually the Scottsdale housing market will rebound, at which time the rental housing market may be less attractive. For the next eight to ten years, the rental market is likely to stay strong. He pointed out that rental units that were converted to condominium housing are now selling at very low prices.

#### 4. Presentation of the Airpark Eagle Foundation - Soaring with the Arts

Ms. Laureen Leston and Joe Meli of Opus presented the goals, mission, and vision of the Airpark Eagle Foundation. They plan to form a non-profit organization in order to beautify the two-plus acres on the northeast corner of Thunderbird and Scottsdale Road. The landscape plans are in harmony with the City landscaping of the southeast corner, featuring native plants and a compass rose. Beautification of this area will result in a higher profile for the Airpark.

Commissioner Bergdoll inquired about the City's position. Ms. Leston said the City is in favor of creating the gateway area through a non-profit entity so that City funds would not be spent. The preliminary budget of approximately \$325,000 will be raised through private fundraising efforts. The City owns this land and the group is working to have the land permitted to them once the non-profit Foundation is established. The Foundation will be a 501 (c) (3).

Commissioner Ziomek asked Ms. Leston what challenges they have run into. Ms. Leston said they started about a year ago. They anticipate filing the paperwork for the 501 (c) (3) by the end of this year. The team consists of five people. The Scottsdale Chamber of Commerce's Airpark Advocacy Group and Airpark Committee are staunch supporters.

#### 5. Discussion and Possible Action to Recommend Adoption of Resolution No. 8907 Approving and Authorizing Contract 2012-011-COS with Alliance Flight Schools, LLC, a Lease Agreement for Office Space in the Aviation Business Center

Management Analyst Ms. Shannon Johnson outlined the terms of the contract, explaining that Alliance is looking for additional space. In reply to a question from Chairman Buzzard, she noted that they will have 677 square feet of space in Suites 114 and 117.

Commissioner Casey was curious as to why this item is on the regular agenda rather than the consent agenda. Mr. Mascaro said that this is a contract and is for a longer term than a business permit would be.

Ms. Johnson told Commissioner Ziomek that this does not affect the space Alliance has on the tarmac.

Chairman Buzzard moved approval of Resolution No. 8907 approving and authorizing Contract 2012-011-COS with Alliance Flight Schools, LLC. Commissioner Ziomek seconded the motion. It carried by a unanimous vote of six (6) to zero (0).

#### 6. Discussion and Input Regarding the Airport Commission Liaison Program

With regard to security, Vice Chairman Goode noted that the bar blocked aircraft registration request is now back in the program. That was enacted by Congress and will be implemented. Commissioner Casey said some aircraft are back to blocking. Vice Chairman Goode said it appears the LASP will be a trusted pilot program. He has been told the program will be out for public comment "any day now." He clarified that it seems that aircraft over approximately 30,000 pounds will be affected. He outlined the evolution of the thinking about this program, which is significantly less onerous than what was originally proposed, largely thanks to public commentary.

Chairman Buzzard noted that the Planning Commission may request a joint study session. Commissioners may need to listen to the audio of the Planning Commission's meeting before then in order to be prepared.

#### 7. Discussion and Input Regarding Monthly Operations Report for November

Airport Operations Manager Mr. Chris Read presented the operations update for November 2011. He noted changes made to the report and invited the Commissioners to let him know of any other information they would like to receive.

Acting upon Vice Chairman Goode's earlier request, Mr. Read provided an update on the U.S. Customs service. In the fiscal year that began on July 1, so far revenue has been \$51,400. Total uses this fiscal year to date is 143. Two U.S. visit uses took place in November. The flights were from Canada but had Belgian and German citizens on board. He has asked the Customs Agent to provide full numbers on U.S. visits for the entire fiscal year for the next report. Approximately 60% of the flights originate in Canada while the other 40% are from Mexico.

Vice Chairman Goode asked whether anyone had wanted to use the U.S. Customs when an agent was not available. Mr. Read said they have asked the Customs Agent to track this more thoroughly.

Commissioner Casey said it is very helpful to see the Customs information. He queried the numbers and percentages of IFR operations. Mr. Read said the information comes from the tower. Mr. Mascaro said many pilots cancel IFR mid-flight so those flights would not be included in the count. He said staff can ask the Air Traffic Control Manager for more information. Commissioner Ziomek observed that there are many touch and goes at the Airport because of training flights from Deer Valley. Mr. Read said when the Airport is busy the tower discourages touch and goes.

#### 8. Discussion and Input Regarding Monthly Financial Reports for October

Ms. Johnson presented the October financial reports. She noted the Airport is about 18% ahead of where it was at the same time last fiscal year. The runway closure at the beginning of FY 2009/2010 accounts for part of this difference. Fuel sales have been higher in the last couple of months also.

9. Discussion and Input Regarding the Marketing, Community and Pilot Outreach Programs

Ms. Kate O'Malley, Planning and Outreach Coordinator, announced that planning is under way for the National Business Aviation Association's schedulers and dispatchers conference in mid January. The Airport is partnering with the SCVB in this effort to market both the Airport and the City.

The Airport brochures are being revised and will be ready for the conference.

Ms. O'Malley said staff is working with PSM<sup>2</sup> to debrief after the Air Fair and plan next year's event. By the next Commission meeting she hopes to have set the 2012 Air Fair dates.

She assured the Commission staff continues to monitor property development through the Planning Department. In November four new projects within the Airport Influence Area were submitted to the Planning Department.

In November staff made a presentation about the noise program to the Scottsdale Area Association of Realtors Leadership Academy. About 25 realtors had a tour of the Airport with a briefing.

During October and November, approximately 11 voluntary curfew letters were sent to operators whose operations coincided with a noise complaint. Four letters were sent to operators based at the Airport.

In response to a question from Commissioner Bergdoll, Ms. O'Malley said approximately 13,000 people attended the Air Fair. Over 160 volunteers helped. Aviation badges were awarded to 250 Scouts.

10. Discussion and Input Airport and Airpark Aeronautical Business Permit Additions, Cancellations or Revocations

Ms. Johnson noted changes to the list since the last meeting.

Commissioner Casey asked whether operators are allowed to do business before the permit is approved. Ms. Johnson said they are allowed to do business before it is brought to the Commission conditional upon official approval.

11. Discussion and Input Regarding Status of Aviation Items to City Council

Mr. Mascaro said there is nothing new at this point. He noted that Scottsdale Quarter has asked to appear before City Council for a permit or exception approval to divide the site to the east of their development into four separate parcels. Airport staff has asked the developer whether they would be prepared to sign an avigation easement and provide disclosure notices. However the developer has not as yet responded. Based on conversations between the Planning Department and the developer, they have committed to the City that they intend to complete an avigation easement and disclosure notices for all of the parcels. Mr. Mascaro added that the owners of Scottsdale Quarter have followed through on every commitment with the City. He considers this a positive move.

Vice Chairman Goode inquired about the use contemplated on the parcels. Mr. Mascaro did not know.

12. Discussion and Possible Action to Modify the Airport Advisory Commission Meeting Schedule and Commission Item Calendar

No changes were noted.

**FUTURE AGENDA ITEMS**

Commissioner Ziomek said the Air Fair was a tremendous success but would like an accurate report on the financial status.

Chairman Buzzard made a motion to agendize for the January 2012 meeting a review of the 2011 Air Fair in relation to future Air Fairs. Commissioner Ziomek seconded the motion, which carried by a unanimous vote of six (6) to zero (0).

**ADJOURNMENT**

With no further business to discuss, being duly moved and seconded, the meeting adjourned at 7:04 p.m.

Respectfully submitted,

A/V Tronics, Inc. DBA AVTranz